160.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,300 / 746,300
					USE VALUE:	746,300 / 746,300
					ASSESSED:	746,300 / 746,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COBB MICHAEL
Owner 2:	WEATHERS JESSICA
Owner 3:	
Street 1:	79 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STOBBE GERALD L & LORRAINE -
Owner 2:	-
Street 1:	79 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Vinyl Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5819.000	330,100		416,200	746,300
Total Card	0.134	330,100		416,200	746,300
Total Parcel	0.134	330,100		416,200	746,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.33 /Parcel: 418.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107002

GIS Ref

GIS Ref

Insp Date 06/08/18

!12542!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	330,100	0	5,819.	416,200	746,300		Year end	12/23/2021
2021	101	FV	310,100	0	5,819.	416,200	726,300		Year End Roll	12/10/2020
2020	101	FV	310,100	0	5,819.	416,200	726,300	726,300	Year End Roll	12/18/2019
2019	101	FV	304,400	0	5,819.	416,200	720,600	720,600	Year End Roll	1/3/2019
2018	101	FV	304,400	0	5,819.	368,600	673,000	673,000	Year End Roll	12/20/2017
2017	101	FV	304,400	0	5,819.	309,200	613,600	613,600	Year End Roll	1/3/2017
2016	101	FV	304,400	0	5,819.	309,200	613,600	613,600	Year End	1/4/2016
2015	101	FV	269,400	0	5,819.	267,600	537,000	537,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:04:08

LAST REV

Date	Time
06/11/19	08:47:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOBBE GERALD L	71445-202	1	8/8/2018		735,000	No	No		
JOHNSON CHARLES	24459-323		4/15/1994		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	233	Insulate	10,000	C				
8/6/1997	467	Manual	4,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
6/8/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
12/2/1999	Meas/Inspect	256	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5819		Sq. Ft.	Site		0	70.	1.02	8									416,198						416,200	

Total AC/HA:	0.13359	Total SF/SM:	5819	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	416,198	Spl Credit		Total:	416,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23856497
Const Adj.:	0.98990101
Adj $ / SQ:	165.518
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478357
Depreciation:	148291
Depreciated Total:	330066

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

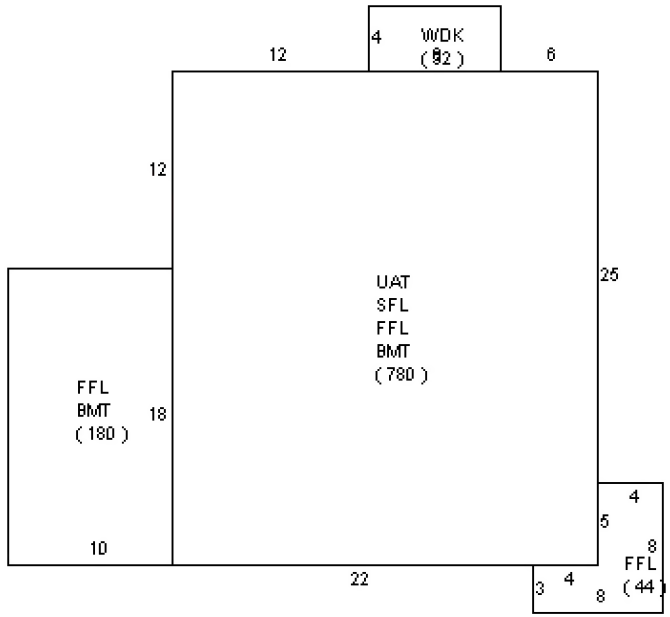
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.07
Special Features:	0	Val/Su Net:	111.11
Final Total:	330100	Val/Su SzAd	185.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	165.520	166,180
BMT	Basement	960	49.660	47,669
SFL	Second Floor	780	165.520	129,104
UAT	Upper Attic	195	66.210	12,910
WDK	Deck	32	15.840	507

Net Sketched Area:	2,971	Total:	356,370

Size Ad	1784	Gross Area	3556	FinArea	1784

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	